

September 26, 2023

JAMES & COURTNEY SIMONSE  
1214 AUDUBON RD  
PARK HILLS KY 41011

RE: BOA2308-0002

The Park Hills Board of Adjustment heard your request for the noted case on September 21, 2023. After considering the testimony provided, members of the Board acted as detailed on the following page.

Thank you for your cooperation through this process. Feel free to contact me if you have any questions about the Board's action or steps you may want to take now.

If you choose, you may file an appeal of the Board's action with the Circuit Court within 30 days according to Kentucky Revised Statutes 100.347.



Megan Bessey, PhD, CCEO  
Principal Planner

**We appreciate feedback about your experience with us on this process.**

**Please take a few minutes to complete our Customer Satisfaction Survey: <https://www.pdskc.org/contact> .**

**Thank you!**

**BOA2308-0002**

**Location:** 1212-14 Audubon Road, Park Hills

**Requests:** An appeal to the requirements of the zoning ordinance to allow an expansion of a nonconforming use in the R-1E (Residential) Zone of the Park Hills Zoning Ordinance. The applicant is proposing to construct a 10 feet by 16 feet (160 square feet total) sunroom/three-season room addition onto the rear of a nonconforming two-family residence.

**Decision:** To overturn the zoning administrator's decision.

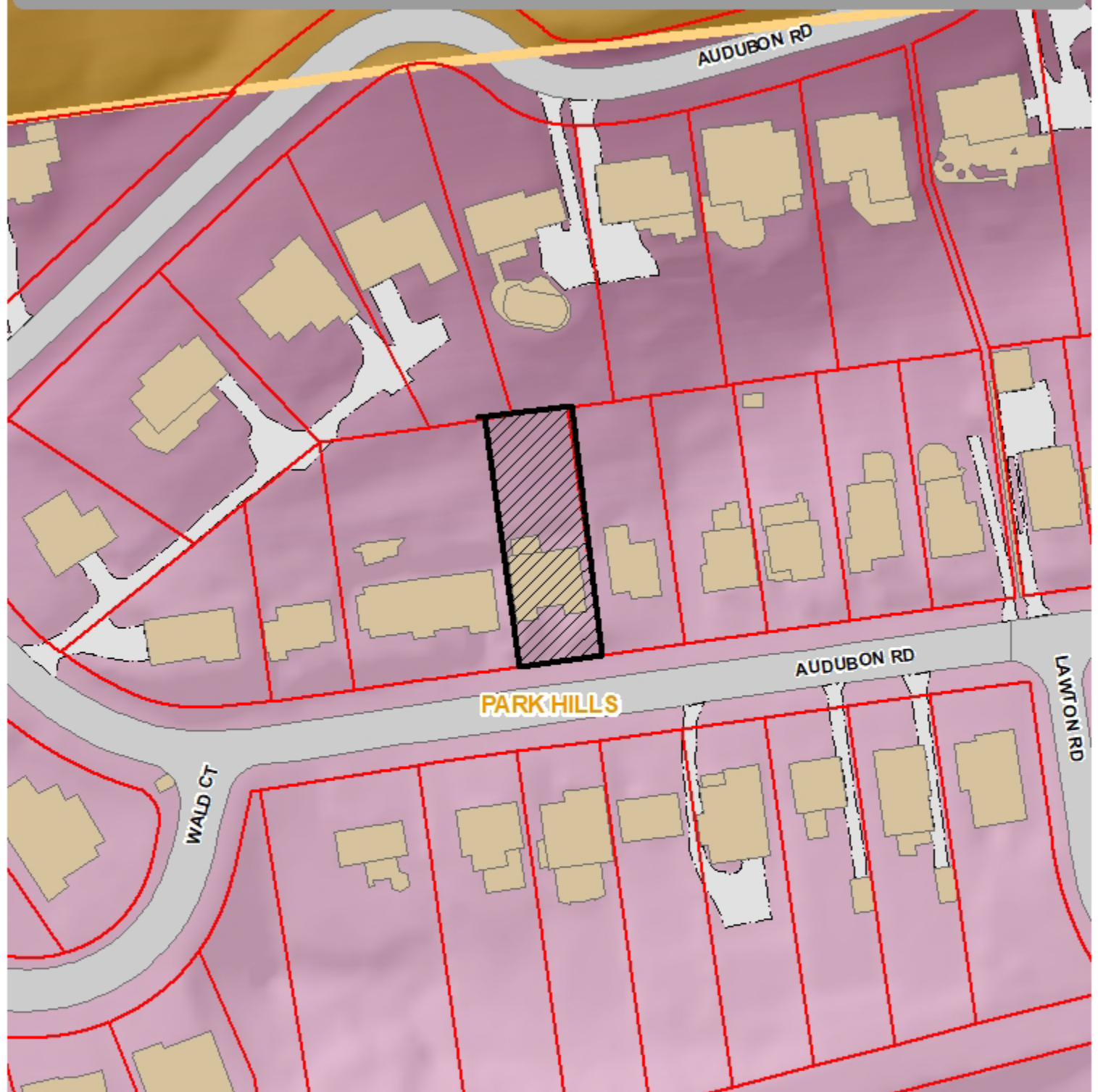
**Basis:**

1. The applicant was injuriously affected by the requirement. The proposed addition will not be detrimental to the health, safety, or general welfare of the vicinity. The addition will be an improvement to the neighborhood.
2. Based on testimony at the September 21, 2023 public hearing.

**Result of BOA Action:** The applicant is permitted to construct a 10 feet by 16 feet (160 square feet total) sunroom/three-season room addition onto the rear of a nonconforming two-family residence in the R-1E Zone, subject to all zoning and building permits.



# BOA2308-0002



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Unpaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
<b>Recreation</b>	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec			
Tree/Green			
<b>Boundaries</b>			
Parcel			
Zoning			

1:1,000

0 20 40 80 Feet



1840 Simon Kenton Way, Suite 3400  
Covington, KY 41011-2999  
859.331.8980  
Office hours M-F 8-5  
[www.linkgis.org](http://www.linkgis.org)

Parcel data provided by CCPVA,  
KCPVA and LINK GIS.

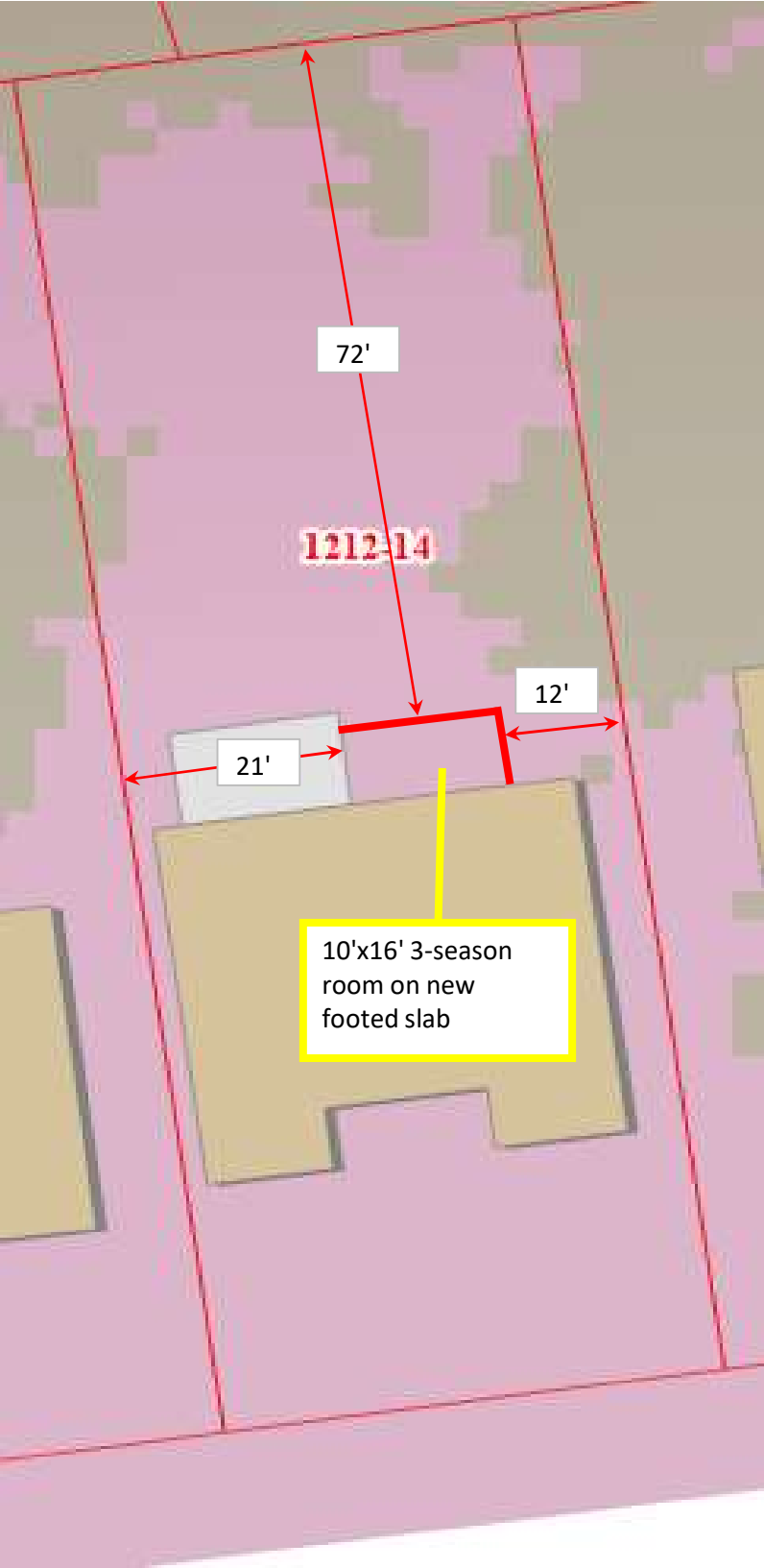
Date: 9/25/2023

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.

The project is a sunroom attached to the back of our house. It will be connected to our kitchen and a bedroom. I imagine it as a place to sit and feel somewhat outdoors, while still being protected from the elements.

This appeal should be granted because we don't feel that this room is not an "enlargement or extension of a nonconforming use beyond the scope and area of its operation at which time its use became nonconforming". We aren't adding an additional unit, it will remain a duplex, as it has been since construction to my knowledge. This room will also not be used as an additional bedroom and will not be connected to our home's HVAC system.

Site Plan  
Simonse Sunroom  
1214 Audubon Road  
Park Hills, KY



15'  
Deck / 1 Story ∞  
120 sf

38'

30'

2 Story  
2280 sf  
/Basement

30'

38'

Enclosed Porch  
72 sf

12'

6'

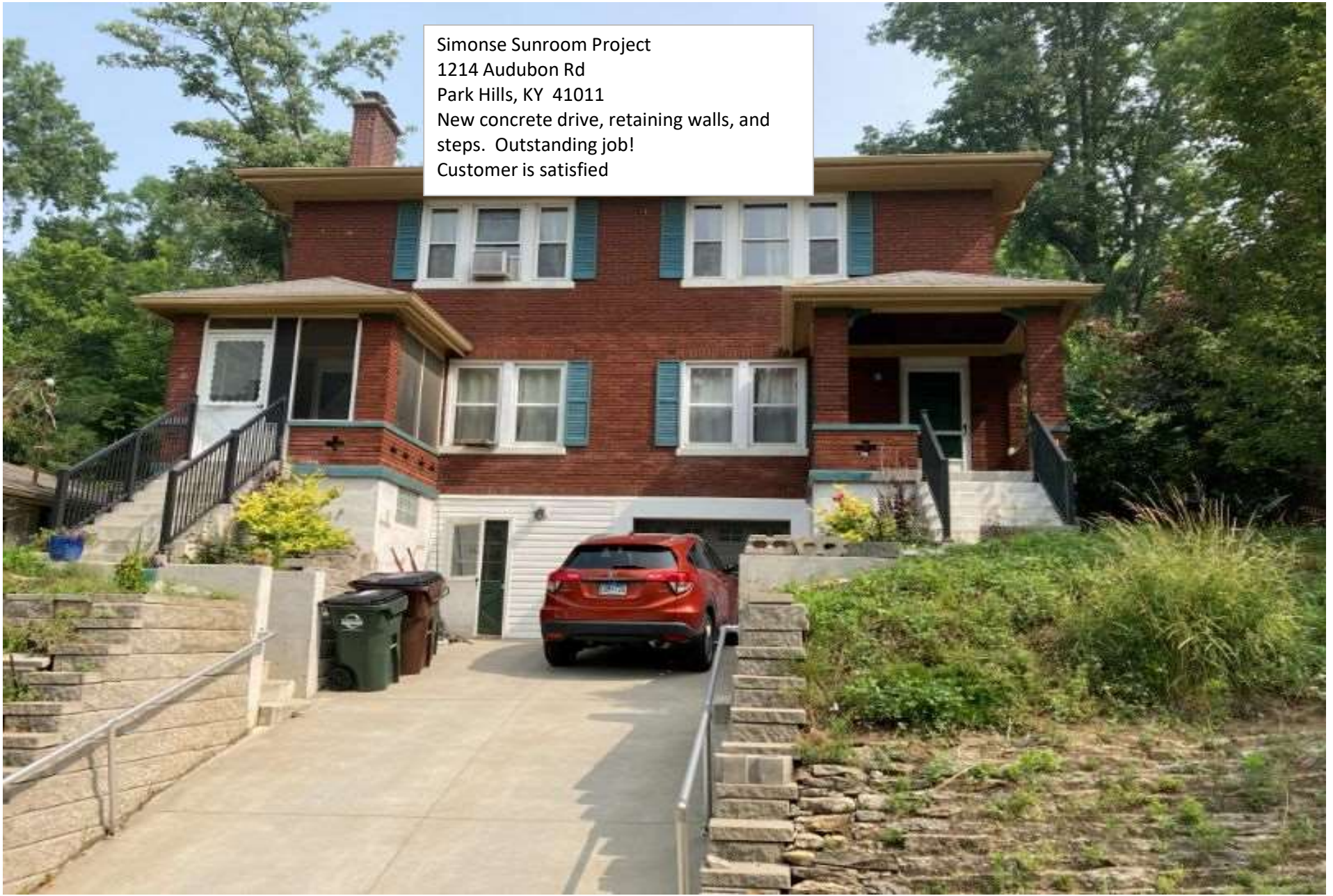
Covered Porch  
72 sf

6'

12'



Simonse Sunroom Project  
1214 Audubon Rd  
Park Hills, KY 41011  
New concrete drive, retaining walls, and  
steps. Outstanding job!  
Customer is satisfied







remove and  
replace with  
footed slab  
10'x16'

194"

120"









Outlet to be disabled and removed by Homeower



GENERAL NOTES:

- PER 2018 IRC R301.2.1.1.1 SUNROOMS, "SUNROOMS SHALL COMPLY WITH AAMA/NPEA/NSA 2100," CATEGORY IV: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE SUNROOM IS DESIGNED TO BE HEATED OR COOLED BY A SEPARATE TEMPERATURE CONTROL OR SYSTEM AND IS THERMALLY ISOLATED FROM THE PRIMARY STRUCTURE. THE SUNROOM PENETRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR WATER PENETRATION RESISTANCE, AIR INFILTRATION RESISTANCE AND THERMAL PERFORMANCE. THE SPACE IS NON-HABITABLE AND CONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN IRC.
  - LOCAL DESIGN LOADS:
    - GROUND SNOW LOAD - 20 PSF
    - WIND SPEED - 120 MPH, EXP B.
  - ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
  - ALLOWABLE DEFLECTION NOT TO EXCEED L/120 PER IRC TABLE R301.7, NOTE c.
  - PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
  - PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
  - EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
  - CONTRACTOR SOLEY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
  - OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
  - ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
  - DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
  - DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
  - ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
  - STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
  - STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER) PER MANUFACTURE.
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#8SDS @6"oc/PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 98-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ-C, ACQ-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A153 OR BETTER.
- HOT-DIPPED GALVANIZED COATED CONNECTORS TO CONFORM TO ASTM A653 (CLASS G-185) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5" ≤ G ≤ 0.6") TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #14 WOOD SCREWS / 0.25" DIA LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5xNOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5xNOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B18.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS IRC R308.

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H374 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6"OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 12-INCHES.

CONCRETE SLAB-ON-GROUND:

- CONSTRUCT CONCRETE SLAB-ON-GROUND PER IRC R506 OR ACI 332.
- CONCRETE SLAB-ON-GROUND FLOORS TO BE 3.5-INCHES THICK (MIN) PER IRC R506.1.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR SLAB TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2.
- CONCRETE EXPOSED TO THE WEATHER TO BE AIR ENTRAINED (5% - 7%) PER IRC R402.2 & TABLE R402.2.
- PLACE 6X6-W2.0XW2.0 WELDED WIRE FABRIC (WWF) IN SLAB (OVERLAP 6-INCHES MIN.) & SUPPORT IN PLACE FROM THE CENTER TO UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT PER IRC R506.2.4.
- FOR CONDITIONED SPACE, PROVIDE INSULATION FOR FOOTINGS PER IRC R403 & FIGURE R403.3(1) & TABLE R403.3(1).
- INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE PER IRC R506.2.3.
- CONCRETE SLAB-ON-GROUND FLOORS TO BE POURED ON A 4-INCH-THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL OR CRUSHED STONE PER IRC R506.2.2.
- SLAB PERIMETER FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL.PER IRC R403.1.
- MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1 & FIGURE R403.1(1) / FIGURE R403.1.3, AS APPLICABLE.
- POSITION 1-#3 REBAR (MIN) TYPE ASTM A615, GRADE 60 STEEL WITH 3-INCHES (MIN) COVER AT BOTTOM CENTER OF FOOTING.
- REBAR TO BE SPLICED USING OVERLAP = 40 X REBAR DIAMETER, WHERE REQUIRED.
- PLACEMENT OF CONCRETE DURING HOT OR COLD WEATHER TO CONFORM TO ACI 305 OR 306 REQUIREMENTS.
- FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES TO BE PROTECTED FROM FROST PER IRC R403.1.4.1.
- FOR CONCRETE OVERPOURS, EXISTING CONCRETE TO BE CLEANED THEN COATED WITH BONDING AGENT PER MANUF PRIOR TO PLACEMENT.

ABBREVIATIONS:

CBM = CRAFT-BILT MANUFACTURING COMPANY  
D = DOOR, M = MULLION, W = WINDOW, P = PANEL,  
HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS,  
AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER,  
PT = PRESSURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT,  
IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ. FOOT, PLF = POUNDS PER LINEAR FOOT  
IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE,  
SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER,  
SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS  
NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

FOOTING/FOUNDATION NOTES:

- PROVISIONS OF IRC CHAPTER 4 SHALL CONTROL CONSTRUCTION OF FOUNDATIONS.
- IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 (SEE BELOW) SHALL BE ASSUMED PER IRC R401.4.1.
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH) WITH PRESUMPTIVE LOAD-BEARING\* = 1,500 PSF:  
FOOTING A (IN) = 12" WIDE X 30" DEEP PERIMETER FOOTING

- NOTE: \* PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS FROM IRC TABLE R401.4.1. CLASS OF MATERIAL TO BE FIELD VERIFIED AT JOBSITE (BY OTHERS)
- CONSTRUCT CONCRETE FOOTING PER IRC R403 OR ACI 332.
  - MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1 & FIGURE R403.1(1) / FIGURE R403.1.3, AS APPLICABLE.
  - MINIMUM DEPTH FOR CONCRETE FOOTINGS TO BE 12-INCHES BELOW UNDISTURBED GROUND SURFACE AND SHALL CONFORM TO IRC R403.1.4.1 PER IRC R403.1.4.
  - FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER IRC R403.1. WHEN QUESTIONABLE SOILS, UNDERPINNING / SLOPING / UNSTABLE CONDITIONS, OR LOADING OF ADJACENT STRUCTURES EXIST PER IRC R401.4 & R403.1.7, CONSULT A GEOTECHNICAL ENGINEER.
  - PROTECT FOOTING EXCAVATIONS FROM WEATHER INCLUDING PRECIPITATION / FREEZING.
  - UNDER NO CIRCUMSTANCES SHALL NEW FOOTING EXCAVATIONS EXTEND BELOW DEPTH OF ADJACENT EXISTING FOOTINGS.
  - PROTECT FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES FROM FROST PER IRC R403.1.4.1.
  - MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2. MATERIALS FOR CONCRETE SHALL COMPLY WITH IRC R608.5.1.
  - FOOTING AND STEM WALL REINFORCEMENT SHALL COMPLY WITH IRC R403.1.3.5.1 THROUGH R403.1.3.5.4, AS APPLICABLE.
  - MASONRY SYSTEMS SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 1,500 PSI PER IRC 402.4.

PROJECT DRAWING LIST

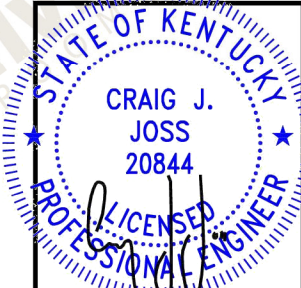
SHEET 1 OF 5 - STUDIO ENCLOSURE PROJECT NOTES

SHEET 2 OF 5 - STUDIO ENCLOSURE WALLS / LAYOUT

SHEET 3 OF 5 - CONCRETE SLAB PLAN

SHEET 4 OF 5 - TYPICAL VINYL STUDIO ENCLOSURE CONNECTION DETAILS

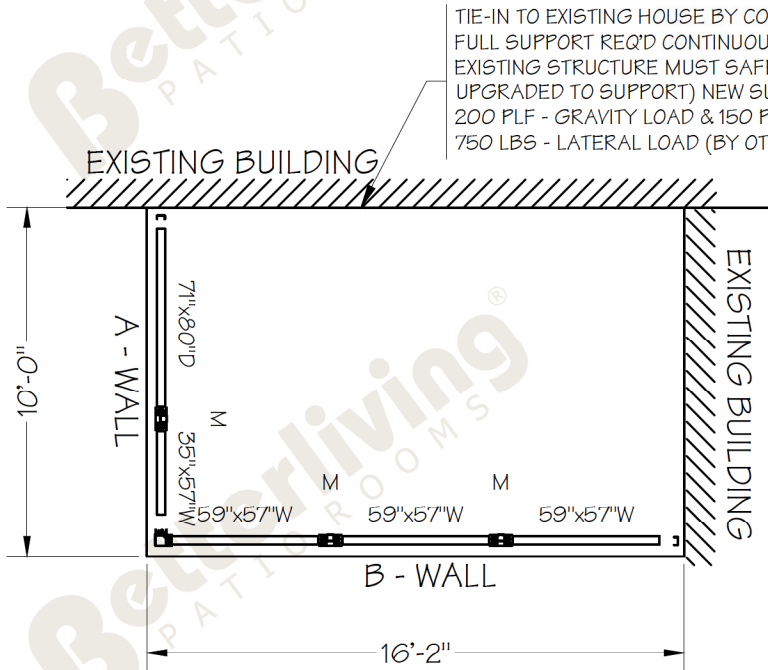
SHEET 5 OF 5 - VINYL STUDIO ENCLOSURE STRUCTURAL FRAMING

	PROJECT: SIMONSE 935 VIRGINIA AVE PARK HILLS, KY 41011	CONTRACTOR: EA PRIAR, INC. 4475 MUHLHAUSER ROAD WEST CHESTER, OH 45011	VINYL STUDIO ENCLOSURE PROJECT NOTES
	DRAWN BY: LYF	DWG NO.: SHEET 1 OF 5	
	SCALE: N.T.S.	Simonse-Stu-Encl-10' X 16'-v	
		REV: RO DATE: 7/21/23	

7/28/2023

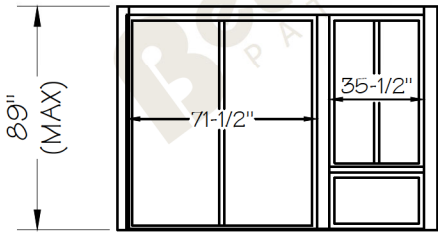


# LAYOUT PLANS

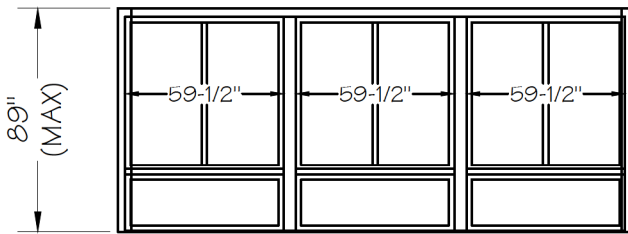


STUDIO FLOOR PLAN  
(NOT TO SCALE)

# WALL SECTIONS

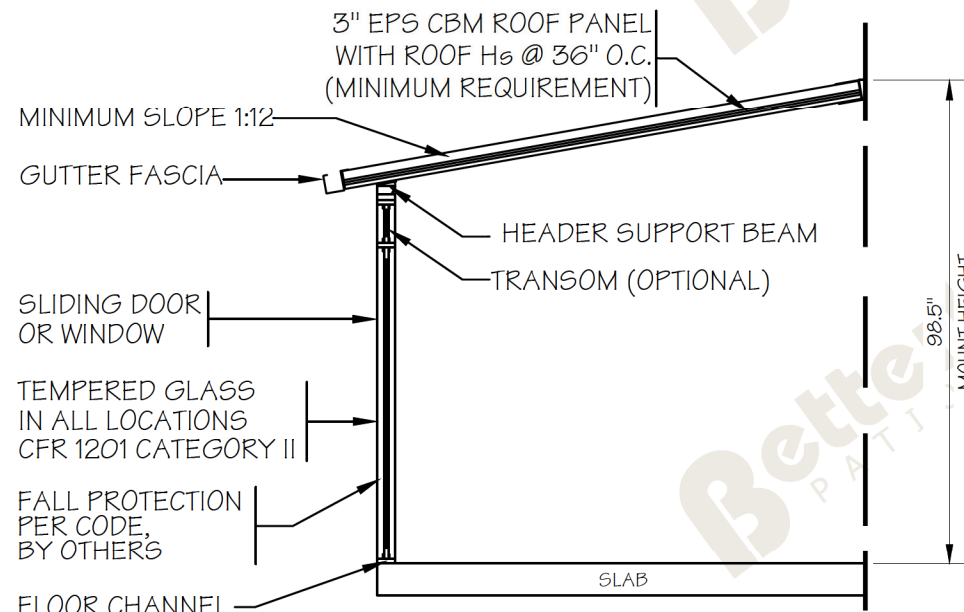


STUDIO SIDE WALL (A)



STUDIO FRONT WALL (B)

## ASSEMBLY DETAILS



TYPICAL STUDIO SECTION  
NOT TO SCALE

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT:  
SIMONSE  
935 VIRGINIA AVE  
PARK HILLS, KY 41011

DRAWN BY: LYF

SCALE: 1" = 75"

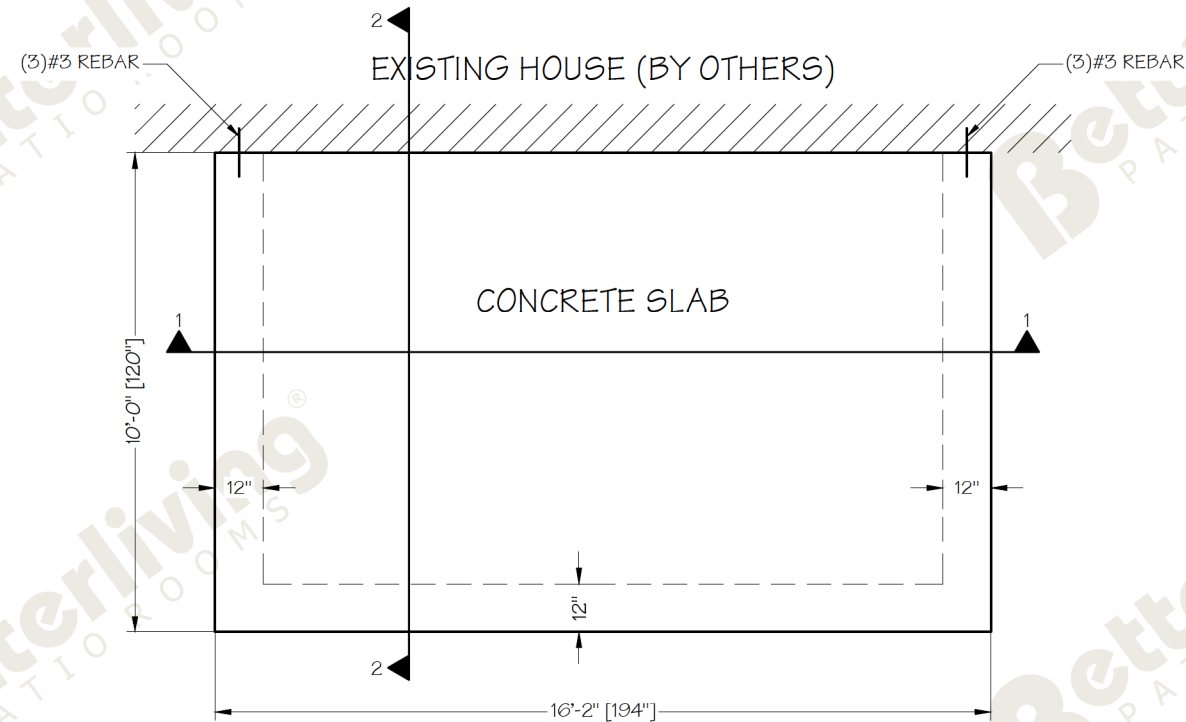
CONTRACTOR:  
EA PRIAR, INC.  
4475 MUHLHAUSER ROAD  
WEST CHESTER, OH 45011

DWG NO.: SHEET 2 OF 5

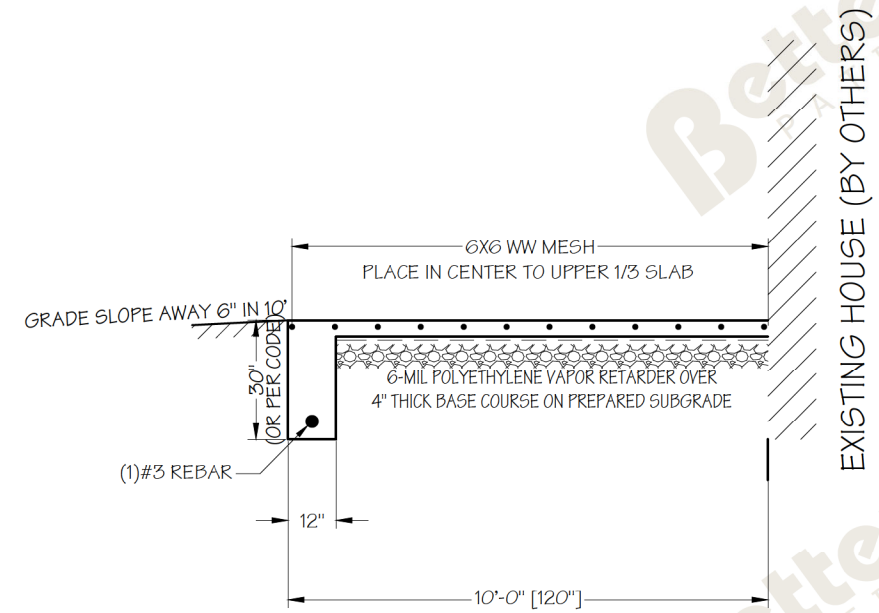
REV: RO DATE: 7/21/23

# VINYL STUDIO ENCLOSURE GENERAL LAYOUT

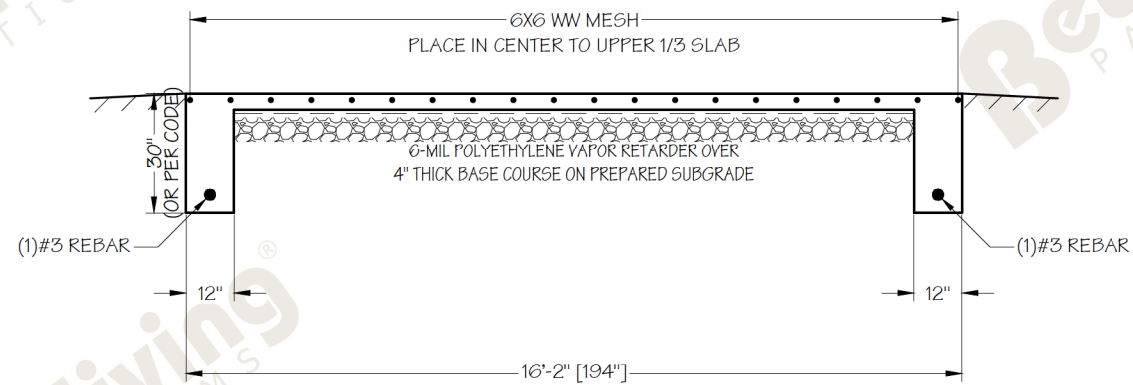




PLAN



SECTION 2-2



SECTION 1-1

FOR NOTES SEE SHEET 1 - PROJECT NOTES



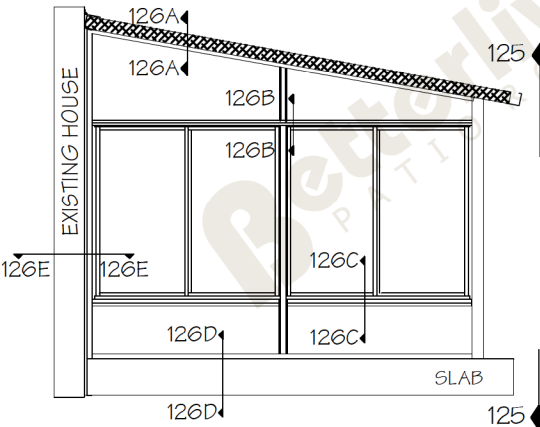
PROJECT: SIMONSE 935 VIRGINIA AVE PARK HILLS, KY 41011	CONTRACTOR: EA PRIAR, INC. 4475 MUHLHAUSER ROAD WEST CHESTER, OH 45011	10'-0" X 16'-2" SLAB LAYOUT FOR STUDIO ENCLOSURE
DRAWN BY: LYF	DWG NO.: SHEET 3 OF 5 Simonse-Stu-Slab-10' x 16'-v	
SCALE: 1/4" = 1'-0"	REV: RO DATE: 7/21/23	

VINYL STUDIO FASTENER TABLES

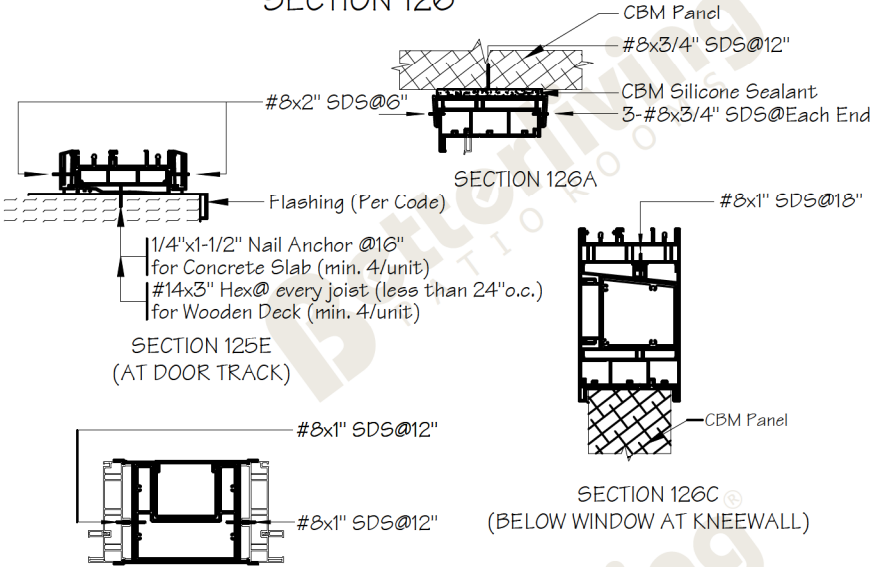
TABLE 1B - FASTENERS FOR 120 MPH WIND, EXPOSURE B & 40 PSF SNOW**							
Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Panel Span				
			10'	12'	14'	16'	18'
125A	F1	1/2" Lag Screw into Stud	1	1	1	1	1
125B	F1*	1/4" Lag+3x3x0.1"Washer	-	-	-	-	-
125C	F1*	1/4" Lag Screw thru Al H's	1@36"	1@36"	1@36"	2@36"	2@36"
125C	F2	#8x3/4" SDS@ Post	1x5	2x3	2x4	2x4	2x5
126D	F1	#8x3/4" SDS@ Post	2x3	2x3	2x4	2x4	2x5
126D	F2	1/4" Lag+1x1x0.1"Washer	1x3	1x3	2x3	2x3	2x3
126D	F2	1/4" Tapcon+1x1x0.1"Wash	1x3	1x3	2x3	2x3	2x3
125H	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: \* Lag thread to fully engage Al H flanges and Header top flange  
\*\* Table valid for enclosed structures

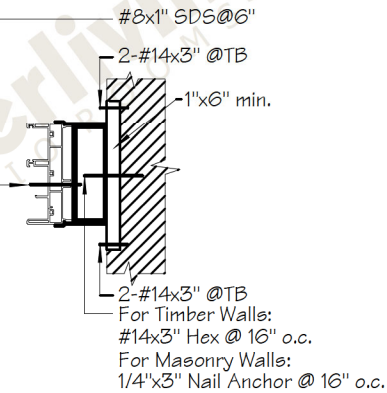
TYPICAL SIDE WALL CONNECTION DETAILS



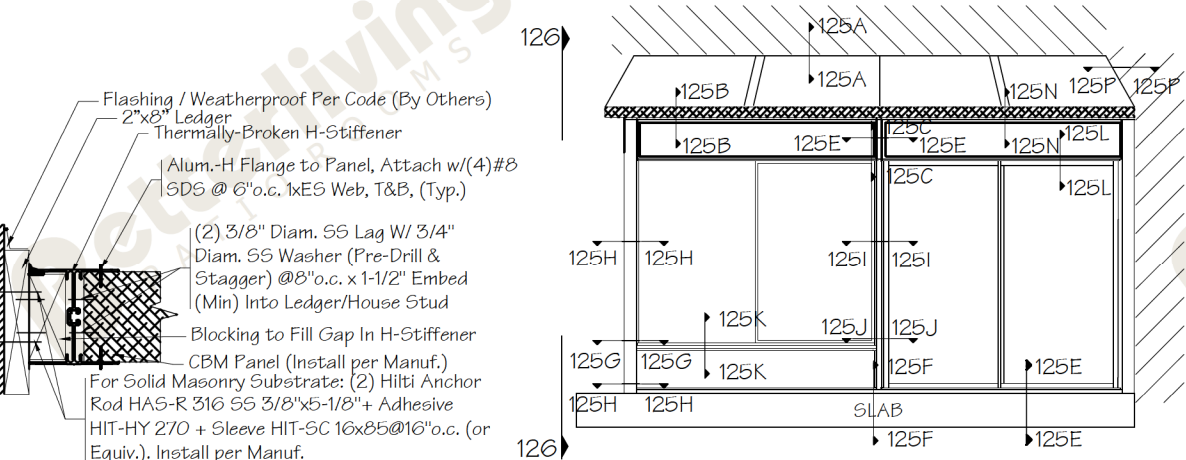
SECTION 126



SECTION 125E (AT TRANSOM)

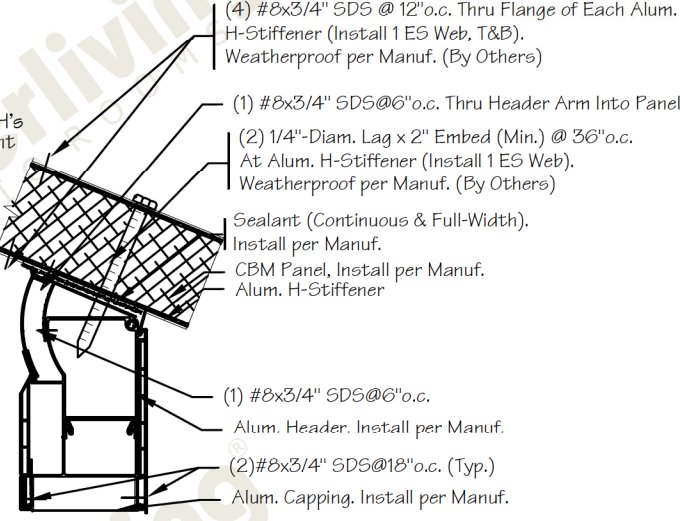
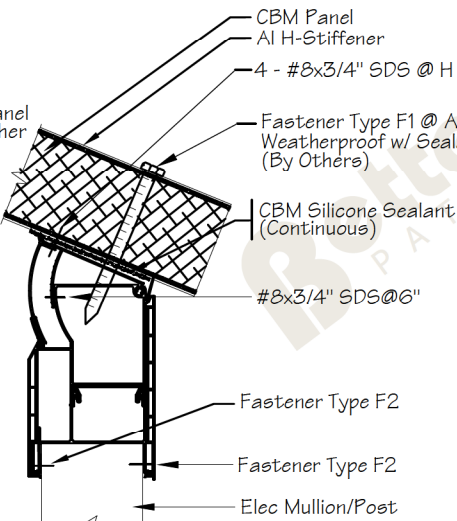
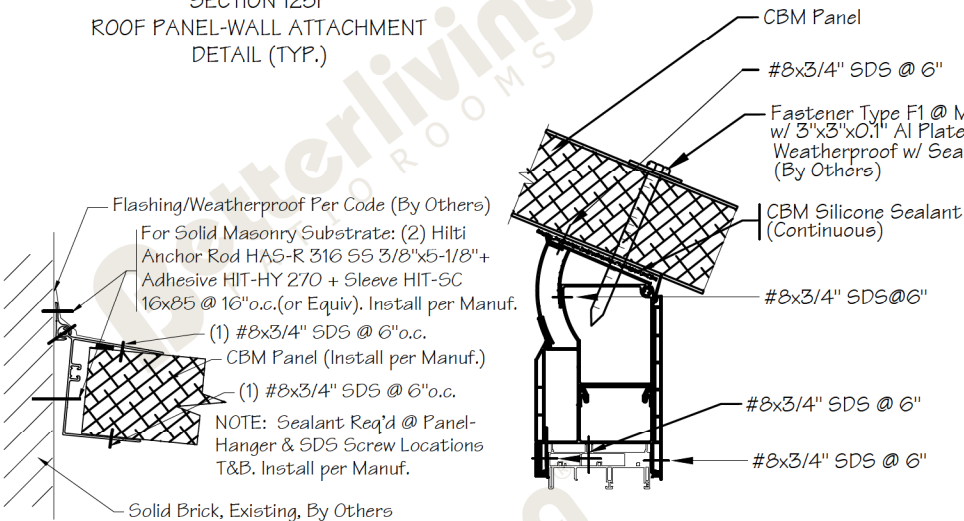


SECTION 126E (AT HOUSE WALL)



SECTION 125

SECTION 125P  
ROOF PANEL-WALL ATTACHMENT  
DETAIL (TYP.)

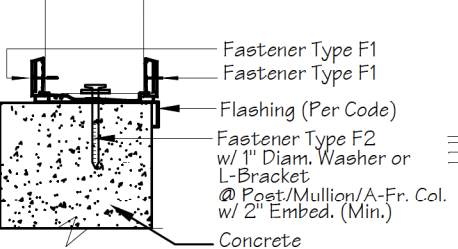
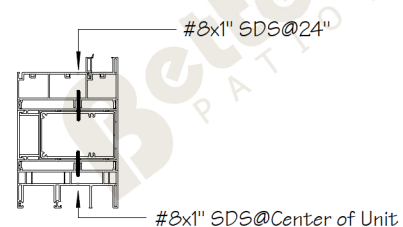
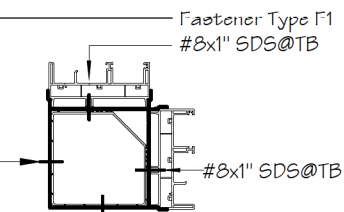
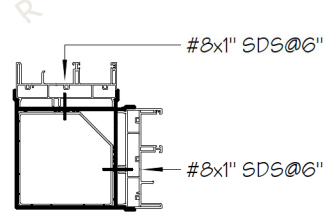
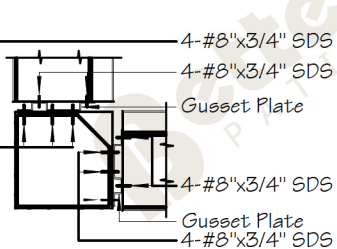


SECTION 125A  
(PANEL HANGER @ HOUSE)

SECTION 125B  
(HEADER IN-BETWEEN COLUMNS)

SECTION 125C  
(HEADER @ MULLION/POST)

SECTION 125N  
(AL H-STIFFENERS TO HEADER ATTACH. TYP.)



SECTION 125H  
(AT TRANSOM)

SECTION 125H  
(ALONG COLUMN)

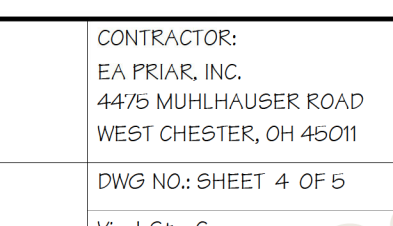
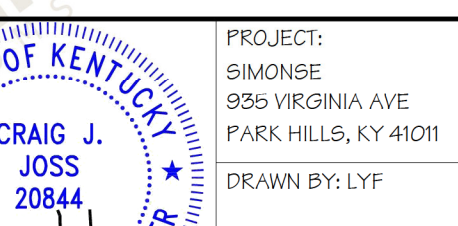
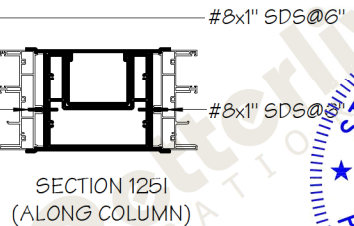
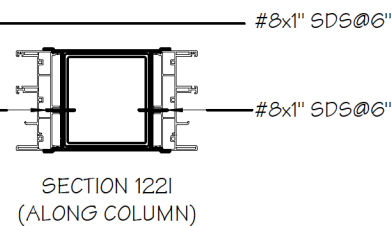
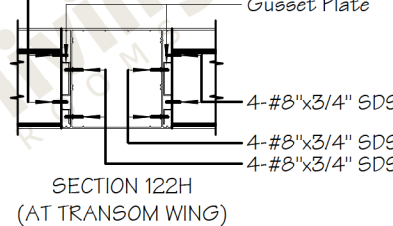
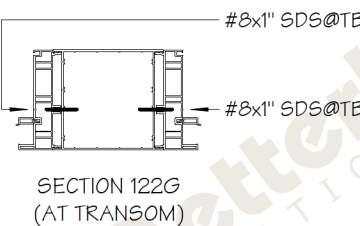
SECTION 125H  
(AT FLOOR LEVEL)

SECTION 125L  
(BETWEEN DOOR/WINDOW AND  
TRANSOM)

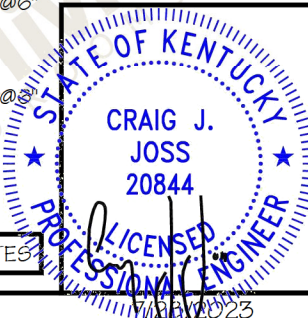
SECTION 126D & 125F  
(AT COLUMN TO FOOTING)

SECTION 125K  
(FOR GLASS KNEEWALL)

SECTION 126E  
(AT HOUSE WALL)



FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT:  
SIMONSE  
935 VIRGINIA AVE  
PARK HILLS, KY 41011

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:  
EA PRIAR, INC.  
4475 MUHLHAUSER ROAD  
WEST CHESTER, OH 45011

DWG NO.: SHEET 4 OF 5

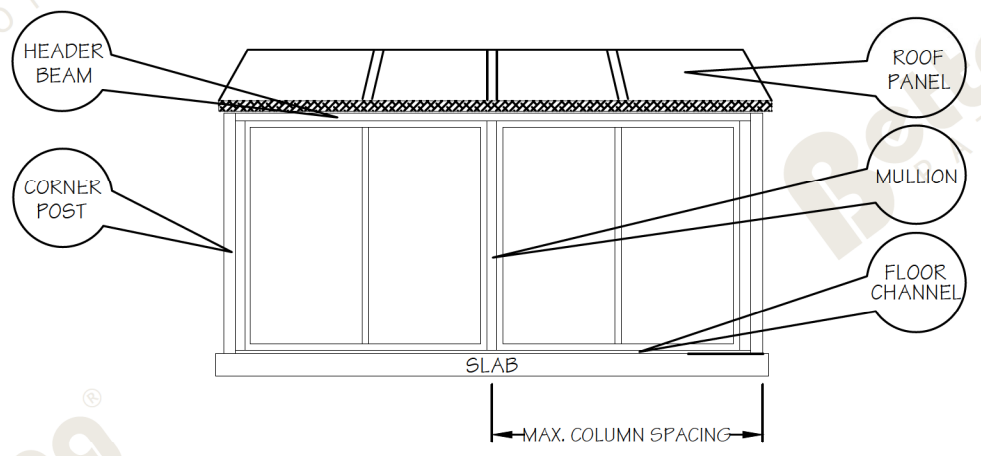
Vinyl-Stu-Conn

REV: RO DATE: 7/21/23

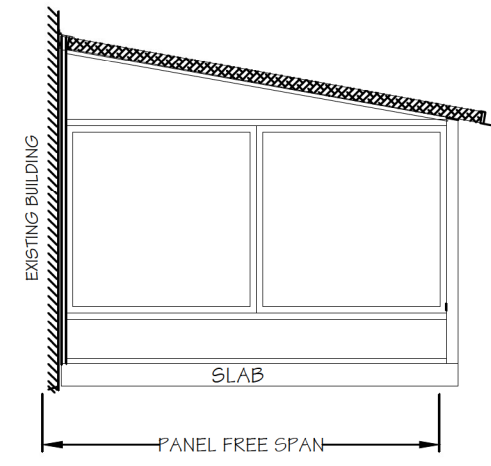
VINYL  
STUDIO ENCLOSURE  
CONNECTION DETAILS  
120 MPH - EXP B  
& 20 PSF SNOW



TYPICAL STUDIO ENCLOSURE

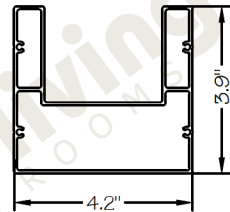


FRONT VIEW

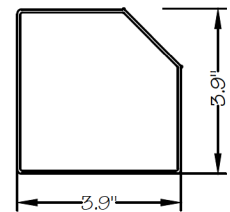


SIDE VIEW

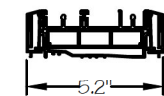
STUDIO WALL MULLIONS / CORNER



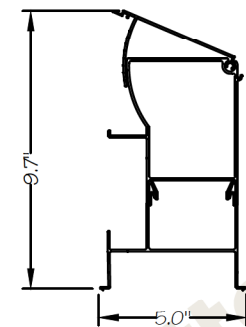
STUDIO WALL MULLION



STUDIO CORNER



STUDIO FLOOR CHANNEL



STUDIO WALL HEADER

FLOOR / HEADER BEAM OPTIONS

STUDIO WALL MULLION - ELEC. MULLION (MAX HT 7.5 FT - INTERIOR)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	95	85
7'	100	100	94	84	72	64
7.5'	93	80	70	61	52	47

STUDIO CORNER (MAX HT 7.5 FT - CORNER)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

STUDIO FLOOR CHANNEL

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

STUDIO WALL HEADER + ARM (MAX SPAN 7.5 FT)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	91
6'	100	100	100	100	94	84
6.5'	100	100	100	97	85	77
7'	100	100	94	85	75	68
7.5'	100	92	82	74	66	58

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT: SIMONSE 935 VIRGINIA AVE PARK HILLS, KY 41011	CONTRACTOR: EA PRIAR, INC. 4475 MUHLHAUSER ROAD WEST CHESTER, OH 45011	VINYL STUDIO ENCLOSURE STRUCTURAL FRAMING UPTO 120MPH - EXP B
DRAWN BY: LYF	DWG NO.: SHEET 5 OF 5	
SCALE: N.T.S.	REV: RO DATE: 7/21/23	